

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- September 14, 1966

Appeal No. 8897 Riggs National Bank of Washington (Trustees),
appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried,
the following Order was entered at the meeting of the Board on
September 20, 1966.

EFFECTIVE DATE OF ORDER -- Nov. 25, 1966

ORDERED:

That the appeal for permission to continue parking lot for
5 years at 304-306 Pennsylvania Avenue, SE. and 307-315 Indepen-
dence Avenue, SE., lot 815, square 789, be granted conditionally.

FINDINGS OF FACT:

(1) The property was inspected by the Board on September 12,
1966 and found to be very clean and orderly. An automobile was
parked in the public space but there was no indication that the
owner was using the bank, as at this time, there were a number of
empty spaces on the bank lot.

(2) Appellant's property is located in a mixed district, a
portion of the property being located in an R-4 District and the
other portion in a C-2 District.

(3) The parking lot is used to serve the American Savings
and Loan Association located at 300 Pennsylvania Avenue, SE.

(4) The Department of Highways and Traffic offered no
objection to the granting of this appeal.

(5) No opposition to the granting of this appeal was regis-
tered at the public hearing. The Capitol Hill Southeast Citizens
Association and the Capitol Hill Restoration Society approve the
granting of this appeal.

(6) In Appeals Nos. 6468 and 6469, the Board authorized the
establishment of this parking lot for a period of five years.
Certificate of Occupancy No. B-33410 was issued in 1962.

OPINION:

We are of the opinion that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to the use it is proposed to serve.

This Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of 5 years, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (b) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (c) An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- (d) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (e) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- (f) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- (g) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.